

ATTACHMENT 1

Original Goal or Expected Outcome	Comment
Goal: Address issues associated with the NPO since it was adopted.	Yes, many issues have been addressed. Issue papers on twelve topics were reviewed and discussed by a Steering Committee. Recommendations to address the issues are included in the SFDG/NPO Update Package.
Goal: Create fewer circumstances where appeal hearings are needed to achieve appropriate project design.	Size, bulk and scale concerns should be better addressed by this program. Appeals may shift in focus to Good Neighbor Policy privacy concerns.
Goal/Expected Outcomes: Improve the effectiveness and efficiency of the ABR review process. Simplify Ordinance requirements. Application triggers revised.	FAR tool should help to reduce applications well outside of the "range of acceptability" for neighborhood compatibility, reducing the number of repetitive case reviews. Complicated routing triggers removed (all two story homes now subject to Design Review). However, options for routing projects for Administrative Review and submittal requirements are proposed to be more complicated. Additional submittal requirements for larger home proposals can provide more information to ABR for informed decision-making. Complicated aspects of the guidelines, such as incentive routing and additional submittal requirements are proposed in the ABR Guidelines.
Goal: Expand review purview without creating a backlog of applications waiting to get on agendas	Resources necessary to address ABR expanded purview to all two-story homes will be addressed by Finance Committee.
Goal: Ensure ABR standards, guidelines and review are sufficient to ensure compatible neighborhood designs. Provide the ABR with additional tools for design analysis.	FAR standards, updates to the SFDG, and new administrative standards in ABR Guidelines are expected to provide a higher assurance of compatible two-story developments. Review of FAR tool in three years will further explore the effectiveness and appropriateness of the tool.

Consider the use of Floor to Lot Area Ratios (FARs) to develop an improved level of regulatory certainty.	
Goal: Improve and clarify unclear design terminology (e.g. height, bulk, scale).	New section in SFDG clearly defines these terms.
Goal: Develop a better understanding of what constitutes neighborhood compatibility with clear approval standards and concise Design Guidelines.	New section in SFDG more clearly defines neighborhood compatibility. Also, a standard of review of the closest 20 homes has been established for compatibility analysis. Other updates to SFDG and ABR Guidelines will provide guidance for approval decisions.
Goal: Re-establish a community-wide consensus on neighborhood compatibility issues and preferred designs through the completion of a Neighborhood Visual Survey process.	A Neighborhood Visual Survey was conducted as well as seven follow-up workshops throughout the City, two years of Steering Committee public hearings, multiple workshops and outreach to various community groups. The process has clarified that there is a wide range of opinions regarding appropriate home size. A general compromise FAR program set of home size figures has been found to be acceptable by the Steering Committee, ABR, HLC, PC and Staff. However, City Council's leadership will be necessary to implement a program, for example, City Council will need to determine whether such a program should be implemented with guidelines or ordinance standards.
Goal/Expected Outcome: Improve project noticing standards/ Public noticing standards reviewed	On-site notice posting was implemented through another Community Development process improvement program. Extensive tips on how applicants can communicate with their neighbors regarding applications are in the updated SFDG.
Goal: Strengthen Good Neighbor Policies in areas relating to privacy or private view impacts.	Good Neighbor Policy privacy impacts have been elevated along with noise, landscape and lighting concerns into a required "general compliance" finding for project approval. Addressing private views at a similar level was thoroughly researched and considered, however, the conclusion was that fair consideration of the topic would be too cumbersome for the ABR to implement because of the subjective nature of

	private views. Also, the public purpose of regulating private views did not appear to outweigh legal risks associated with the City requiring protection of private views. Instead, optional guidelines for applicants to consider private view protection have been included in the SFDG.
Expected Outcome: Application triggers revised	All two-story projects are proposed to be subject to Design Review.
Expected Outcome: Permit routing by incentive options. Potential to expand projects eligible for administrative staff approval	Two-story homes less than 500 square feet which participate in the "Built Green" program at a significant level and clearly meet SFDG criteria are eligible for expedited Staff Administrative review, rather than full ABR review. Many types of small Hillside Design District projects have been added to the list of projects which may be approved by Staff.
Expected Outcome: NPO Municipal Code simplified	
Expected Outcome: Hillside Design District boundaries reviewed	Boundary line improvements have been made, for example to include properties known to be over 20% in slope near edges of the previous Hillside Design District.
Expected Outcome: Piecemeal development discouraged. Time limits established for NPO findings	Piecemeal development is discouraged because all two-story homes now are subject to Design Review. Also, properties with projects approved by the ABR with NPO Findings must return to the ABR for projects submitted in the subsequent two years after project completion. Time limits for NPO finding expirations will be included to coincide with ABR approval expirations in the final SFDG/NPO Update Package.